

CARMEL TECHNICAL ADVISORY COMMITTEE AGENDA

Date: September 21, 2005
Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall
Time: 9:00 AM

9:00 a.m. **Docket No. 05080042 DP/ADLS Amend: Covenant Commercial Buildings**
The applicant seeks site plan and building approval for 2 buildings.
The site is located at 611 & 621/623 N Range Line Rd and is zoned B-5/Business within
the Old Town Overlay- Character Sub-area.
Filed by Adam DeHart of Keeler-Webb Assoc. for Eric Snedecker.

Present for the Petitioner: Adam DeHart of Keeler-Webb Associates

Overview: Adam DeHart noted the petitioner wants to convert these existing residences into commercial. He noted that the effort to convert the building at 611 N. Range Line would be site work only and hardly any interior work. The 621/623 bldg will be internally rehabbed and have the garage converted to some office space with the overhead doors being converted to windows. There will be some minor demolition in and around the existing driveway. He said that they intended to keep both of the curb cuts. He said it the petitioner's intention to use the curb cut for the 611 building to bring the drive in between the buildings and provide parking in the rear of the buildings. He said that there were some dying trees on the site that Scott Brewer might want to look at on a site inspection. He noted that the property was meets and bounds and not actually platted in a subdivision. He said there were existing utility hookups available to all the structures they were intending to utilize. He noted that there is an abandoned alleyway and utility corridor directly behind the buildings. He said there is also storm sewer running across the property.

Hamilton County Surveyor's Office, Greg Hoyes: Sent Adam a letter. He will need an indirect outlet permit. He did agree to waive the 210 detention standards, but they would want an overall reduction in the runoff, or at a very minimum zero increase. He needs drainage calculations. He suggested that the petitioner get with Carmel Engineering to determine if there is there is an easement tied with that storm sewer that goes up the alley and, then, up the petitioner's northern property line.

Adam DeHart (in response) said that so far they have been unable to find anything.

Carmel Engineering, Nick Redden (in response) said they hadn't found anything either.

Adam DeHart asked Greg Hoyes if the storm run was a county regulated drain, not city storm sewer.

Hamilton County Surveyor's Office, Greg Hoyes (in response) said that run was City storm sewer, not county regulated drain. He said the City storm sewer connects into the county drain and that's why the petitioner needs to obtain an indirect outlet permit, but it's Carmel sewer.

Cinergy, Shirley Hunter: Clarified that there were no additional electrical needs on the site. She noted that she did not receive any plans to review for this project. She gave the petitioner a form. She said that the chances are that there won't need to be any work done, but she said she gave him the form just in case.

Hamilton County Soil & Water, John South: Said these lots singly or combined are less than one acre, so a permit is not required. He said it appears that the erosion control plan, upon quick glance is okay, but he noted that it would be the City of Carmel's review.

Hamilton County Highway, Mike McBride: He said the project was outside of their jurisdiction.

Carmel Engineering, Nick Redden: Sent Adam a letter with their comments. He said he didn't think there was anything too unusual in that. He said the Department of Engineering would work through those issues with Adam.

Adam DeHart asked if the letter went via mail.

Carmel Engineering, Nick Redden responded yes.

Adam DeHart asked Nick Redden to give him a brief overview, as he had not received the letter yet.

Carmel Engineering, Nick Redden responded that he did not have the letter in front of him, but that he would fax a copy to Adam after the meeting.

Carmel Fire Department, Gary Hoyt: Said he never received plans. He said that he would need to take a look at the plans and get a letter sent to Adam. He asked if either of the buildings had a basement.

Adam DeHart responded that neither building had a basement.

Carmel Fire Department, Gary Hoyt asked if the buildings were one story and two story.

Adam DeHart responded that the site has a one-story building and a one and a half story building. He said the one and a half story building probably had an attic at one point that was converted to a bedroom. He said that he would get Gary Hoyt another set of plans.

DOCS Urban Forester, Scott Brewer: Said that he sent Adam an email. He told Adam that he and Adam would have to get together to work on positioning the new trees being planted under the electrical lines on the South side of the property. He said that he would make a site visit to see the trees the petitioner would be taking out.

DOCS, Matt Griffin: Said that DOCS had not sent Adam a letter yet, but that he had it at the meeting and would email him a copy after the meeting. He asked Adam if he knew who the intended users would be for this.

Adam DeHart responded that he didn't know who was going in the 611 building and in the 621 and 623 building is MidAmerica Financial Services which is an Allstate agent. He said they positioned the parking lot to take care of their employees and the parking lot is sized for parking all of their employees plus what would be required for the square footage of the other building and the guests would be coming in the curb cuts for 621-623.

DOCS, Matt Griffin asked if the petitioner knew what they were doing about signage yet. He said that if the petitioner could put together something for the tenants, so that they didn't have to back through the committee process, it would probably be easier on the tenants. He said it could even be as simple as a generic ground sign to be filled in as the tenants sign on. He said that he assumes that the petitioner will be using normal cans for trash enclosure, rather than a dump. He noted that staff didn't really have any major comments with it and that they needed mostly information content to be brought to the committee meeting and to Plan Commission. He said he would email the letter to the petitioner within an hour after the end of the meeting.

Adam DeHart said that the petitioner would have one sign that would be planned for the tenant that they knew of and that they would probably make a similar sign of the same square footage for the other building. He noted that they would probably both be ground mounted signs.

9:15 a.m.

Docket No. 05080040 DP Amend/ADLS: West Carmel Center, Blk C, lot 1 - Maplecrest Commons

The applicant seeks site plan and building approval for a business/retail center. The site is just west of Commerce Dr. & Carwinion Wy. and is zoned B-3/Business within the US 421 Overlay. Filed by Mike Jett of American Consulting for PR Block C, LLC.

Present for the Petitioner/Overview: Steve Hanscom with American Consulting, Craig May with PR Block C, LLC, and Rod Pizarro with American Consulting.

Hamilton County Surveyor's Office, Greg Hoyes: Sent a comment letter to petitioner's office. He said he had a few minor changes on some plan things that involve regulated drains. He said that other than that everything looked good.

Cinergy, Shirley Hunter: (Absent from the room)

Hamilton County Soil & Water, John South: Petitioner received a letter from him.

Petitioner said the plan showed a 15-inch pipe, but that there was a 3 and ¼ orifice detaining it and he offered to provide Mr. South with a set of the calculations.

Hamilton County Soil & Water, John South asked the petitioner to include that in the narrative under their storm water quality. He said he would certainly like to see the easement areas on both sides shown as seeded, rather than a field of weeds.

Hamilton County Highway, Mike McBride: He clarified that there were no interior streets, but rather a private drive. He said that Commerce Drive is under their jurisdiction, so he said that the petitioner's would need a Commercial Drive permit and

he said that his office would anticipate having deceleration lanes there for the entrance. He said they would need to work out those details.

Carmel Engineering, Nick Redden: He said this project is outside their jurisdiction.

Carmel Fire Department, Gary Hoyt: He said that he sent a letter to Mike and received a response from Steve. He said that the petitioners need to schedule a meeting to discuss where they will put the Fire Department connection.

Petitioner asked if the Fire Department had a preference of 5 inch or...

Carmel Fire Department, Gary Hoyt said that they preferred Siamese. He said that they would take a look and figure out where it would be advantageous for both parties. He said if they wanted to bring a site plan to that meeting, then they could look at where the petitioners could stick the knocks box to get a location before the brick goes in.

DOCS Urban Forester, Scott Brewer: Sent Allen an email. He has gotten some measurements and can get the petitioner some calculations. He said that basically the plan doesn't seem to meet the ordinance in terms of numbers. He said that there seems to be a lot of smaller things planted in easements that he wasn't sure that the utility companies would all go for that.

Petitioner said that he believed that the water company had allowed them to plant smaller things in the easements but that he would get with them and verify that. He said that the water company is Indianapolis Water.

DOCS Urban Forester, Scott Brewer said that he would like to see a letter to that effect. He said that it looks like in the access drive in the front; there was a lot of space so he said it looks like there could be some plantings put there.

Petitioner said the area is a dry detention pond.

DOCS Urban Forester, Scott Brewer said that it wasn't on his set of plans.

Petitioner said that they would incorporate that on the landscape plan to be sure everything is clear.

DOCS, Matt Griffin: Sent Mr. Jett a comment and he noted that there were some responses made. He noted that the Department had no major issues with the project. He said a lot of it was just content stuff that they would need to see at the Plan Commission level. He noted that the only issue the staff discussed with the petitioner that was not included in the letter was the possibility of getting the sidewalk to wrap all the way around if it was possible.

9:30 a.m.

Docket No. 05080039 DP/ADLS : West Carmel Marketplace - Home Depot

The applicant seeks site plan and building approval.

The site is southeast of 99th St. & Michigan Rd. and is zoned B-3/Business within the US 421 Overlay. Filed by Mary Solada of Bingham McHale for Home Depot.

Present for the Petitioner: Jim Peck with Civil Designs, LLP, Aaron Hurt with Civil Designs, LLP, Annemarie Varga with Bingham McHale, and Jeff Nance with Greenberg Farrow.

Overview: Jeff Nance with Greenberg Farrow said he noticed from the reviews that the majority of comments were civil-related. He said that the petitioner was proposing a 103,000 square foot Home Depot and that they have made quite a few adjustments to Home Depot's typical prototype. He noted that they have chosen to design the building with a brick façade and that they have incorporated some design elements into the building including some columns, some stone material, and some synthetic plaster. He said that they had enclosed the garden center with some opaque fencing material. He said they have also provided some screening in their loading dock. He said that they have two loading areas proposed. He said they were also proposing a load and go area, which is an area for rental trucks to park while loading. He noted that they were not proposing any ground-mounted signage other than what the developer has already been approved for. He said they were only proposing wall signage on the building.

Hamilton County Surveyor's Office, Greg Hoyes: He sent Aaron a comment letter. He noted that the petitioner would be buying the parcel meets and bounds. He asked Mike McBride with Hamilton County Highway if he knew how the right of way of 99th street is getting granted.

Hamilton County Highway, Mike McBride responded that he thought it was.

Hamilton County Surveyor's Office, Greg Hoyes said that he needed an indirect outlet permit. He said the petitioner should adjust around fill in at the Flood Plain at the creek. He said that they had a comment on the SSD on Commerce Drive extension whenever that moves forward whether it is the petitioner or Home Depot.

Cinergy, Shirley Hunter: She said it was not in Cinergy's jurisdiction and that the project was under IPL.

Hamilton County Soil & Water, John South: Sent the petitioner a letter. Currently the plain is not approved. He said that he made some comments about the fill extending into that channel or close to it. He said he didn't know whether the project would be moved away from that channel or if a retaining wall would be put in.

Petitioner said that it would be a combination of both.

Hamilton County Soil & Water, John South said the construction sequence needs to be revised and made pertinent to this site. He said Section 120 needs to extend to the water line or they need some sort of outlet protection there. He said that he recommended that the end section at the head of that lake or swail be turned so that it is more directed. He said that his last comment was about the potential water quality issues from fertilizer and other planting chemicals in the outdoor garden center and he asked how the petitioner would address that issue?

Petitioner said that he would have to talk to Jeff Nance and get a response back on how they have handled that issue in the past. He said in the past the garden centers used to all drain into one side and, then, they would drain out into the site. He said that now they have gone to these internal drains and he would have to check with the architect. He said that they would look into a filter system. He said that in most cases they don't, but in some jurisdictions they might require that sort of thing and he said that they would look into that.

Jeff Nance with Greenberg Farrow said that they anticipated construction to begin in February.

Hamilton County Highway, Mike McBride: He asked who the source of the petitioner's geometrics of Commerce Drive was?

Petitioner responded that they had been corresponding with Duke. He said Woolpert provided them with a layout.

Hamilton County Highway, Mike McBride He said that Corodino is doing a new portion on that, so he noted the Jeff Ahill at Corodino is the contact. He said it sounds like, with no interior public streets, that it would just breakdown to a Commercial Drive permit. He noted that the application for that permit is available on their website. He said that he anticipates that their County engineer would probably require deceleration lane with a recovery taper south of the drive.

Carmel Engineering, Nick Redden: He stated that this project was outside of the jurisdiction of the Carmel Engineering.

Carmel Fire Department, Gary Hoyt: Sent a letter to Annemarie from Bingham McHale. He said the petitioner's need to schedule a meeting to discuss the location of the Fire Department connection. He said that his second comment was about Knocks Boxes. He said that they would probably want one on the backside of the building and one on the front side of the building because of the size of the building. He said that they can discuss knocks box locations at the meeting about the connections, so the placement can be aesthetically pleasing. He said that if the building has a fire alarm system, the Fire Department said they would like to see a remote enunciator panel located up by the main entrance. He asked about the height of the building.

Petitioner responded that at the highest point it would be 28 feet.

Carmel Fire Department, Gary Hoyt said that his only other comment would be that the petitioners would install fire lanes around the building. He said he will want to make sure that they keep the Fire Department connection out of a loading zone. He asked if there was a fire pump planned?

Petitioner responded yes.

DOCS Urban Forester, Scott Brewer: Sent an email message to Annemarie and also to Aaron and Jeff. Basically it is covered by the 421-overlay zone and the buffer yard requirements found in 26.04. He said it doesn't appear to meet those ordinances in number of plants. He said it absolutely doesn't meet the ordinance in terms of foundation plantings because they are required all the way around the building.

Petitioner asked if that included the rear of the building as well and if they would need a variance for the plans as presented.

DOCS Urban Forester, Scott Brewer responded yes. He says that the parking areas on the front or side should be completely screened from view. He stated that the petitioner may want to look at a couple variances. He said that he noticed that the planting area on the east, southeast side is very narrow and if Norway Spruces were to be planted in that narrow of a strip they would get clipped by all the trucks going by due to the fact that they get very wide at the bottom. So, he said that to keep them from looking funny on one side, the petitioner should switch species for that area or widen the area. He said the rest of his comments were species or drawing details.

DOCS, Matt Griffin: Sent a comment letter to Ms. Solada. Lots of general comment. Nothing too substantial except that he would like to point out that architecture and site design will be a big deal, especially for the Plan Commission members. He said that on the items flagged that really pertain to the architecture, most notably the flag poles on top of the building and the comment made that requirement in the overlay states that you cannot exceed 20% of the overall non-window façade area with stucco or drivet, it will be pretty difficult to get a variance from these things. He suggested that the petitioners redesign to accommodate those comments. He said that the mechanical equipment must be completely screened on both sides.

Petitioner responded that they would illustrate that with some exhibits.

DOCS, Matt Griffin asked if the petitioners had made any progress in getting the amended sign colors changed to allow for...

Annemarie Varga responded that they were working with Duke on that.

DOCS, Matt Griffin noted that the alternative transportation plan requires a 10-foot pedestrian path along Commerce Drive and he said that the petitioners would be responsible for their portion of that. He said that while there may be flexibility in terms of getting a variance for total screening and such, the petitioners would be asked to come a long way in trying to hide that parking as best as possible from view. He said if it is visible while driving down the street, then the Plan Commission is going to ask for some sort of mitigation, ie: berms, plantings, shade trees.

9:45 a.m.

Docket No. 05090009 PP: Five Star Estates

The applicant seeks to plat 5 lots on 5 acres.

The site is located at 2200 W. 131st Street and is zoned S1/Residential.

Filed by Greg Snelling of Snelling Engineering, LLC for Prime Lots, LLC.

Present for the Petitioner: Dilip Patel with Prime Lots, LLC and Greg Snelling with Snelling Engineering

Overview: Greg Snelling said the petitioner is working on a five-lot subdivision on five acres adjacent to the Village of West Clay. He said the project is a cul-de-sac, which is five hundred feet long. He said that he has some copies of the revised plan to hand out.

Hamilton County Surveyor's Office, Greg Hoyes: Said that he wanted to point out that there were two private tiles that come across that site. He said that the Hamilton County Surveyor's Office inspectors brought up that there may be some conflict with the storm pipe outlet in the pond and the SSD's under the curb. He said that he will look for construction plans from the petitioner when they get to that point.

Cinergy, Shirley Hunter: She said that she had not received any of these plans.

Greg Snelling said that Dean Groves had received them and that he received an email from Dean Groves requesting a hard copy of the plans. He said that he brought the plans with him to give to Dean Groves. He asked Shirley Hunter about the process of moving at least one pole. He said that he wanted to know about pricing for that.

Cinergy, Shirley Hunter responded that those are transmission poles. She gave the petitioner a form to fill out for billing information and told the petitioner to fax or email it

back to her. She said that she probably wouldn't have additional comments until the secondary plat phase.

Hamilton County Soil & Water, John South: He said that he owes Greg a letter. He said that he would echo the same comment as Greg as far as the private tiles going across the back of the property. He said that this was preliminary in nature, but he asked if it would be possible to separate the two pipes that discharge and outlet into the pond a little farther apart in the detention area in the front. He said it would mean moving the street inlets a little further south.

Greg Snelling said that would be possible because the final drainage design is still up in the air.

Hamilton County Soil & Water, John South responded that it was his recommendation that if you could provide a greater travel distance there for water quality benefit. He noted that it's always better if you can separate your discharge points from your outlet. He said there was a comment on the preliminary erosion control plan about 4 bays and he said it threw him off a little bit.

Greg Snelling said that two-thirds of the water would be going into the southern pond and that the petitioner was planning on keeping it a dry pond at this point. He said that he tried to create a separation there for a 4 bay and he noted that the four bay would probably be bigger than the detention part. He said that they would work on that and get it to be a better design. He said they were trying to save a couple of existing trees and he said that the petitioner was still evaluating whether they would be worth saving. He said that they would get together with Scott Brewer to see what he thought about saving the tress.

Carmel Engineering, Nick Redden: Sent the petitioner a comment letter.

Greg Snelling stated that there were two issues that the petitioner wanted to discuss. He said that the petitioner wanted to know about the possibility of working with Brenwick to have it set between their taper and the curb. He said that the other issue was with stubbing the street to the West. He said that they had discussed with Matt possibly vacating 50 feet of the common area that the petitioner is platting now because the petitioner has to have a five foot buffer yard to meet the ordinance. He stated that they would need to get it written into the commitments of the platting of this parcel that the property owner to the West contribute to the cost of the driveway. He said that they don't have a problem with providing a stub, but that they would rather not have the property owner to the West benefit completely by creating a driveway for him.

Carmel Engineering, Nick Redden said that they were just trying to anticipate development to the West without providing another entrance to that property.

Greg Snelling said that the petitioners even anticipated lots being platted right off the edge of this right of way.

Dilip Patel stated that he would be willing to do a conditional stub to the west.

Greg Snelling said that the petitioner's last concern was with the acceleration taper. He said that one of the comments was to make sure that the length was in compliance with the thoroughfare plan. He said that he was unable to find that information on the Internet

version of the thoroughfare plan. He said that there may not be enough right of way West of the property to get more than one hundred feet.

Carmel Engineering, Nick Redden said that he would look that information up for the petitioner. He noted that he would look at the acceleration taper options also.

Carmel Fire Department, Gary Hoyt: Said that the plans were emailed to him. Noted that he would send him a comment letter.

DOCS Urban Forester, Scott Brewer: He stated that the landscape plan was very preliminary. He said that needed to make a site visit. He said that he had some questions on power line conflicts in front, tree preservation areas in buffer yards, etc. He said, as the petitioners get a little farther in the process, he would like to see more specific plans about areas that the petitioner is saving, areas that the petitioner is planting, and the species.

Greg Snelling asked about the possibility of a commitment to use a row of trees on the property to the West as the buffer yard with the commitment that the petitioner would replace them if they were to be taken down.

DOCS Urban Forester, Scott Brewer said that generally they do not allow that.

Dilip Patel asked if the buffer yard requirement was a requirement for everyone.

DOCS Urban Forester, Scott Brewer stated that the buffer yard requirement went into effect three years ago.

DOCS, Matt Griffin: Asked the petitioner if there was any possibility of planting some street trees.

Greg Snelling said that the petitioner was unaware of how to go about it because of utility easements and right of ways.

DOCS Urban Forester, Scott Brewer said that they would work with the petitioner to solve the problems while still working with the comments of Cinergy, Engineering, County Surveyor's, and County Highway, etc.

DOCS, Matt Griffin said that the Department had not sent the petitioner a comment letter, but he noted that he had spoken with Greg Snelling so many times he thought that he was probably clear on the concerns. He asked if there was some way that the petitioner could make a small triangular common area, so there isn't some sort of strange conflict with getting a drive to the home to the West. He said that in the covenants the petitioner would want to mention that, if there was ever to be development to the West, the petitioner reserves the right to build in the common area to service the home with a driveway. He said that if the petitioner could get the acceleration/deceleration lane issues resolved, moving the pole, and the landscape plan finalized, then it would be unheard of to request approval at the first hearing at the Plan Commission.

DOCS, Matt Griffin noted that the agenda had been shuffled up a bit and that Docket numbers 05090003 and 05090004 would be moved to the end of the agenda.

10:00 a.m.

Docket No. 05090015 SP: Townhomes at Old Meridian
The applicant seeks to plat 54 townhomes on 4.4 acres.

The site is located at 1335 West Main St. and is zoned OM/Old Meridian.
Filed by Robert Doster of Schneider Engineering for Boomerang Development.

Present for the Petitioner: Bob Doster with Schneider Corporation and Corby Thompson with Boomerang Development.

Overview: Bob Doster said that there are 8 different townhome buildings comprising the fifty-six units. The development is sandwiched between two other projects; one by Cripe is to the West called Alexandria, and one to the East that Centex is working on. He said there is kind of a synergy going on between the utilities with these three developments. He noted that the petitioners are working with Centex for the routing of drainage, but he said there are some loose ends on the drainage side still.

Hamilton County Surveyor's Office, Greg Hoyes: Sent Bob a letter. He stated that this was outside any regulated drain watershed.

Cinergy, Shirley Hunter: She stated that the engineer for that area is Dean Groves and that he has asked to have an AutoCAD file sent to him and for a service request. She stated that she had a form to give them for that. She said that Dean Groves typically likes to set up a meeting in his office to go over the specifics as far as getting power to the site. She noted that they looked at the plans together. She said the Dean Groves asked that the petitioner call to have the power poles removed if they haven't been already. She said that Dean Groves would need to know the average square footage of each unit and how the units would be heated. She asked when the petitioner anticipated requesting or needing conduit crossings.

Corby Thompson responded that ideally, if they get the issues worked out with Centex, he would say mid-November.

Hamilton County Soil & Water, John South: He said that he owed the petitioner a letter on this one. He said that he would get that to the petitioner fairly quickly. He asked if the storm sewer was a straight run or if there was something different going on.

Bob Doster responded that the main run through the middle north and south actually runs into a series of underground detention areas before it meets the south property line. He noted that Centex was also tight on detention as well.

Carmel Engineering, Nick Redden: He noted that he sent the petitioner a letter with his comments.

Bob Doster said that there were several issues that they needed to discuss and that the petitioner would follow up with Carmel Engineering.

Carmel Fire Department, Gary Hoyt: Sent Bob a letter on September 16, 2005. He asked what the heights of the buildings were.

Corby Thompson responded that they were going to be three stories, same as the project called the Townhomes at Guilford.

Carmel Fire Department, Gary Hoyt said that the townhome buildings would probably not be sprinkled. He asked if there was any type of amenity.

Corby Thompson responded no.

Carmel Fire Department, Gary Hoyt said that a few months ago he met with someone about this project and had mentioned at that point that he would like to see an emergency access coming out to 131st Street. He said it looked like it had showed up on the plan. He asked the petitioner to show him a detail of exactly how that is going to work.

Bob Doster said that it was going to be the grass paver type.

Carmel Fire Department, Gary Hoyt said that he just wanted to see a detail of what that would look like.

DOCS Urban Forester, Scott Brewer: Said he spoke to Bob on the phone a few days ago and that Bob has all of his comments.

DOCS, Matt Griffin: He said that the Department doesn't have a whole lot of comments at this points. He said that this is a secondary plat and that the staff would need a plat to review. He said that he had nothing additional because this was all stuff that they had intended for and expected to see.

10:15 a.m.

Docket No. 05090016 TAC: Jackson Law Office

The applicant seeks to construct a 2-story live work building (office 1st floor, residential 2nd floor).

The site is located at the NW Corner of Meeting House Road and Rhettsbury Street in the Village of West Clay and is zoned PUD.

Filed by Brandon Burke of Schneider Engineering for Jason Jackson.

Present for Petitioner: Brandon Burke with Schneider Corporation and Jim Davis with James M. Davis Company, Inc.

Overview: Brandon Burke said that the building is a residential/office building in the Village of West Clay located in the Village Center. He said it was on the Northwest corner of Rhettsbury Street and Meeting House Road. He said it was a two-story building. He noted that the first floor was approximately 2200 square feet and that was for the office use. He said the second floor is going to be approximately 2900 square feet and will be utilized as a residential unit. He said the building will have a basement. He said the current plans for the basement are unknown, but it will consist of approximately 1400 square feet.

Hamilton County Surveyor's Office, Greg Hoyes: Sent Brandon a comment letter. He said that the Hamilton County Surveyor's office would need a crossing permit for the water surface and sidewalk. He said that they did have an existing regulated drain right across the front of this. He said the petitioner should keep that in mind for signage and trees and any other encroachments.

Cinergy, Shirley Hunter: She asked if the six and a half foot utility easement was an existing easement.

Brandon Burke responded yes.

Cinergy, Shirley Hunter asked the petitioner if that was where Cinergy's line was buried because they have a line in that area.

Brandon Burke responded yes.

Cinergy, Shirley Hunter said that she would need to have a service request filled out and an AutoCAD file sent to her. She asked when the petitioners thought they would need power and if they knew yet whether they would need single phase or three phase.

Brandon Burke responded that they hoped to begin some things by mid-October and that he wasn't sure whether they would need single phase or three phase power.

Cinergy, Shirley Hunter said that single phase was readily available and that three phase would be a little more difficult.

Hamilton County Soil & Water, John South: Stated that the site itself is less than one acre, so there won't be a rule of five submission. He said that he would request that the petitioners have a basic detail. He said that he would get a letter out to the petitioner.

Carmel Engineering, Nick Redden: He commented that Carmel Engineering is still reviewing this and that they would get a comment letter to the petitioner as soon as they could.

Carmel Fire Department, Gary Hoyt: Said that he sent Brandon a letter on September 16, 2005. He said that they wanted a knock box on the building.

DOCS Urban Forester, Scott Brewer: Called and sent an email to Brandon that he did not have landscape plans.

Jim Davis responded that he was going to have Sundown do the landscape plans and that he would hand deliver the plans to Scott Brewer when they were completed.

DOCS Urban Forester, Scott Brewer stated that he would like to see the legal drain on the landscape plan so he can verify that there is no conflict.

DOCS, Matt Griffin: He asked whether this unit was going to be where the owner was going to live and do his business or if the building was going to have two different users.

Jim Davis said it was a husband and wife team and that they were both going to have offices downstairs and, then, they were going to live upstairs.

DOCS, Matt Griffin asked if all parking was already accommodated for along Meeting House Road.

Jim Davis responded yes.

DOCS, Matt Griffin asked what the basement was going to be used for.

Jim Davis responded that the basement was going to be used mainly for storage, but that it was primarily to get the utilities there instead of out in the garage.

DOCS, Matt Griffin said that the Department would need to see the elevations of the building. He asked if the HVAC was just going to be normal residential units out there.

Jim Davis responded yes.

DOCS, Matt Griffin said he had no further comments.

10:30 a.m.

Martin Marietta Materials - Mueller Property South

Petitioner seeks special use approval to establish surface limestone operations on 96.921± acres & an artificial lake.

Docket No. 05090003 SU Chapter 5.02.02 special use (surface mineral extraction)

Docket No. 05090004 SU Chapter 5.02.02 special use (artificial lake)

The site is located at the southwest corner East 106th Street and Hazel Dell Parkway.

The site is zoned S-1/Residence - Low Density.

Filed by John Tiberi of Martin Marietta Materials, Inc.

Present for the Petitioner/Overview: John Tiberi with Martin Marietta, Dan Hoskens with Martin Marietta, and Wayne Phears with Phears & Moldovan.

Hamilton County Surveyor's Office, Greg Hoyes: Sent John a letter. He said this file has been active in our office since 2001. He said that the petitioners should get back together with the Hamilton County Surveyor's office when they get ready to relocate the legal drain to finalize the plans. He said that The Hamilton County Surveyor's Office also will need to know that DNR and IDEM are still okay with the plans.

Petitioners responded that those are currently active and he noted that Greg Hoyes has copies of draft documents that the petitioners presented.

Cinergy, Shirley Hunter: She noted that Cinergy does have a power pole line on the North side of 106th Street and that Cinergy didn't believe there was going to be any impact.

Hamilton County Soil & Water, John South: Said he has initially reviewed the plans and doesn't anticipate any major issues. He said that he will be getting a letter to the petitioners. He asked what the current operation was.

Petitioners responded that the gravel mining operation had already started on that property and that they were currently working on the North edge of the property.

DOCS, Angie Conn: Said that she sent a review letter via email through Zeff. She stated that the Department will have to defer most of the comments they have to their consultant Spectra. She stated that he would be present within the hour.

Carmel Engineering, Nick Redden: Said, if the Petitioners had sent plans recently, he had not seen them, thus Carmel Engineering had no further comments at this time.

Petitioners stated that they delivered the plans to Carmel Engineering in Mike's name, so they were certain that he received a copy.

Carmel Fire Department, Gary Hoyt: Sent Dan a letter saying the Carmel Fire Department didn't have any further conditions.

DOCS Urban Forester, Scott Brewer: Asked the petitioner if the buffer yard had been constructed yet.

Petitioner responded that it was already in. He said that there was one small section, which was not complete, but that everything that could be completed to date has been completed. He said the planting are thriving and look very nice. The petitioners thanked Scott Brewer for his help in putting the plan together.

DOCS, Matt Griffin: Said that he had no additional comments.